153.0	0011	0003.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,117,700	/	1,117,700
USE VALUE:	1,117,700	/	1,117,700
ASSESSED:	1,117,700	/	1,117,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BIRMINGHAM MATTHEW CHARLES
Owner 2:	BIRMINGHAM ERIN GINA
Owner 3:	
Street 1:	71 CHESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HARRISON GRETCHEN A -
Owner 2:	-
Street 1:	71 CHESTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,294 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Aluminum Exterior and 2743 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7294.000	606,600		511,100	1,117,700
Total Card	0.167	606,600		511,100	1,117,700
Total Parcel	0.167	606,600		511,100	1,117,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.50 | /Parcel: 407.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0011-0003.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	606,500	0	7,294.	511,100	1,117,600	1,117,600	Year End Roll	12/18/2019
2019	101	FV	455,800	0	7,294.	479,100	934,900	934,900	Year End Roll	1/3/2019
2018	101	FV	455,800	0	7,294.	396,100	851,900	851,900	Year End Roll	12/20/2017
2017	101	FV	455,800	0	7,294.	364,100	819,900	819,900	Year End Roll	1/3/2017
2016	101	FV	455,800	0	7,294.	332,200	788,000	788,000	Year End	1/4/2016
2015	101	FV	438,000	0	7,294.	325,800	763,800	763,800	Year End Roll	12/11/2014
2014	101	FV	438,000	0	7,294.	302,800	740,800	740,800	Year End Roll	12/16/2013
2013	101	FV	438,000	0	7,294.	288,100	726,100	726,100		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12079

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRISON GRETCH	75012-432	1	6/30/2020		1,100,000	No	No		
HARRISON MICHEA	67914-164		8/30/2016	Convenience	1	No	No		
THORESEN THOMAS	59101-136		5/16/2012		820,000	No	No		
WARREN ELNA P	23121-28		4/27/1993		244,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/3/2001	465	Addition	150,000	C				22X22 GARAGE+16X16
3/6/1997	90		8,500					ADD 14X16 WOOD DEC

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
7/27/2018	MEAS&NOTICE	HS	Hanne S
8/16/2012	MLS	EMK	Ellen K
4/4/2009	Inspected	197	PATRIOT
1/12/2009	Info At Door	372	PATRIOT
5/20/2002	Permit Visit	PM	Peter M
4/18/2000	Measured	263	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7294		Sq. Ft.	Site		0	80.	0.88	9									511,058						511,100	

Total AC/HA: 0.16745 | Total SF/SM: 7294 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 511,058 | Spl Credit | Total: 511,100

USER DEFINED

User Acct	102383
GIS Ref	
GIS Ref	
Insp Date	07/27/18
!12079!	

PRINT

Date	Time
12/11/20	02:11:45

LAST REV

Date	Time
07/16/20	11:06:15
mmcmakin	

Prior Id # 1:	102383
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	white		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:		%
Bsmnt Flr:	4 - Carpet	
Subfloor:		
Bsmnt Gar:	2	
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	5 - Steam	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wall		% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10258615
Const Adj.:	1.01595843
Adj $ / SQ:	140.023
Other Features:	128700
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	635894
Depreciation:	29251
Depreciated Total:	606642

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

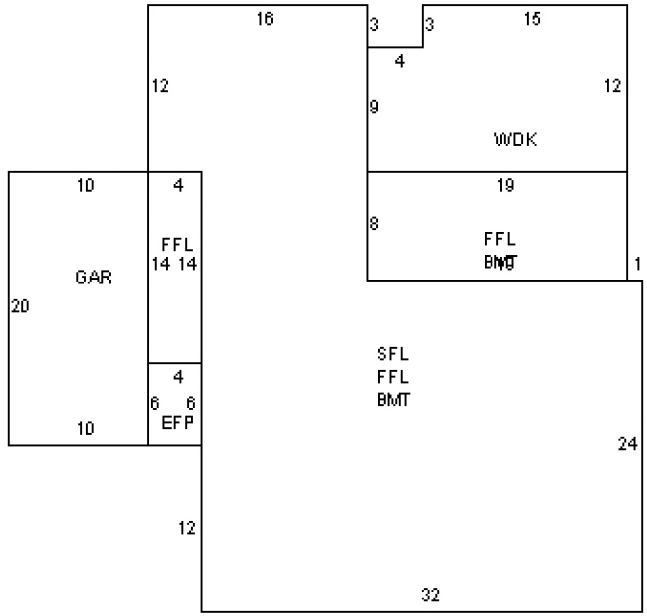
REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	169.43
Special Features:	0	Val/Su Net:	152.87
Final Total:	606600	Val/Su SzAd	261.47

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,264	140.020	176,989
BMT	Basement	1,208	51.560	62,289
SFL	Second Floor	1,056	140.020	147,864
WDK	Deck	216	10.800	2,333
GAR	Garage	200	27.940	5,588
EFP	Enclos Porch	24	73.760	1,770

Net Sketched Area:	3,968	Total:	396,833
Size Ad	2320	Gross Are	3968	FinArea	2743
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0011-0003.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	